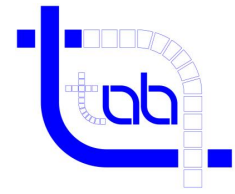


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Design & Access Statement

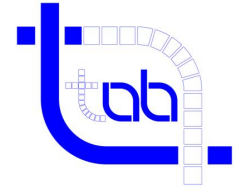
- i) Proposed single storey rear utility to replace existing with internal alterations.**

17 Sutton Road, Mepal



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1.0 Introduction

1.1 This design and access statement provides details to replace an existing utility room. TAB will address any relevant planning issues and a range of primary considerations which collectively impact upon the development of the site.

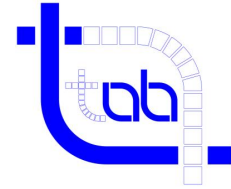
1.2 This statement is to be read in conjunction with drawing number TAB1015 (01-06) and is submitted as a part of a house holders' application to East Cambridgeshire Council. The application is being made on behalf of Eastern Build and Joinery Ltd who are the owners of the site outlined on TAB1015-01.

2.0 Site Analysis and Content

2.1 The proposed site (17 Sutton Road) is accessed via Sutton Road located towards the North-East of Ely. The property is not listed, nor in a conservation area and falls within East Cambridgeshire Council. The site possesses good transport links into Ely, and the surrounding area via the A10 and A142.

2.2 The site is currently occupied by a three-bed detached house. The approximate plot size is 489m². The site currently has a garage and private driveway which allows for onsite parking for three vehicles.

2.3 The surrounding area and context is primarily semi-detached two-storey dwellings and bungalows. The surrounding properties are similar in architectural character and it is appreciated that any development of this site needs to make a valid contribution to the site and its surroundings.



3.0 The Need

3.1 Having made an initial review of the local property market there is a need for greater living space at this property. The client requires suitable living space for a growing family, with the existing layout in need of modernising the kitchen and utility area due to high usage throughout the day by the family.

4.0 The Proposal

4.1 The proposed application seeks to construct a single storey rear utility extension to replace conservatory with internal and external alterations.

4.2 This extension allows for a utility with additional windows and doors providing access to the garden, as shown on TAB1015-05.

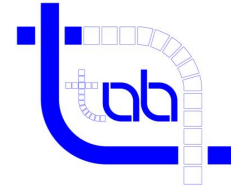
4.3 The new doors and windows are to be white uPVC and the new roof is to be finished with tiles. All other materials used will be to match the existing, including additional brickwork.

4.4 The proposed layout and elevations can be seen on drawings TAB1015 (04-06), illustrating the general use of space.

4.5 The sites physical constraints, together with the aspirations of our clients to develop a sustainable development influenced by the setting, layout, size, scale, mass and appearance including the relationship it has with the neighbouring structures, topography, orientation and existing site features.

5.0 Amount

5.1 It is proposed to construct single storey rear utility to replace conservatory with internal and external alterations. No alterations will be made to the existing vehicle access or boundaries as part of this application.



6.0 Layout

6.1 The general layout and design of the proposed extension is illustrated on the accompanying drawings TAB1015 (04-06). The layout, orientation and siting of the extension has been derived from a number of influencing factors. Primarily the key factors determining the layout proposals are the site constraints; site orientation, potential overlooking and daylight/sunlight.

7.0 Scale

7.1 The scale of the proposal has been carefully considered to not exceed existing ridge heights by restricting the scale of the extensions to be single story construction as shown on TAB1015-07. The scale and mass are proportionate to the site area with the resulted pattern of development being of an appropriate scale and unobtrusive to the setting and neighbouring properties.

8.0 Design Considerations

8.1 The immediate area surrounding the property is predominantly taken up by residential properties. The proposed extension has been designed to be as sympathetic to the surrounding character of Sutton Road.

8.2 The detailed design and layout of the proposed extension will seek to provide a high standard of accommodation, utilising natural light and ventilation, creating a contemporary and healthy living environment.

8.3 The extension will be built using materials to match the existing, such as brickwork. Joinery items such as doors and windows are to be uPVC. Black rainwater goods will be used unless otherwise stated.

9.0 Landscape and Boundaries

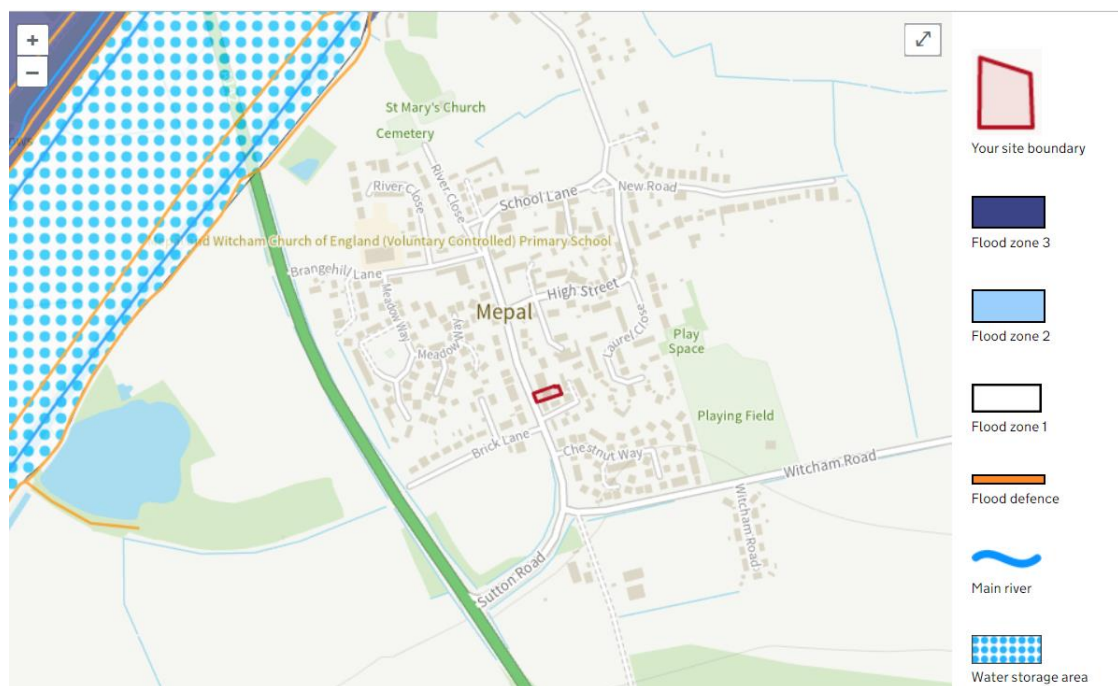
9.1 The landscaping and existing boundaries will not be altered as part of this application.

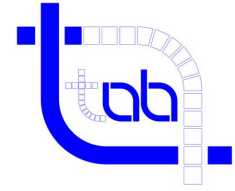
10.0 Drainage and services

10.1 Foul water drainage provision from the dwelling will be via the existing drainage system. Surface water drainage is to be via 'grey water' storage crates.

10.2 Mains services in the form of electricity, water and telephone are all available to the site.

10.3 As seen in the image below the site doesn't border any flood zone as per Environment Agency Flood map for planning (Rivers and Sea).





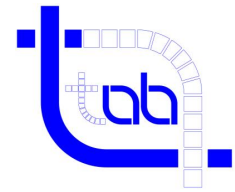
11.0 Sustainability

11.1 An extension and alteration in any form has an environmental responsibility, where we have to look to reduce energy consumption and construct all buildings in a sustainable manor.

11.2 Our clients' aspirations for this project at the outset will be to promote sustainability through good quality design incorporating appropriate established sustainable design principles together with additional sustainable technologies and material selection to optimise the extension and alterations overall sustainability credentials and minimise embodied energy and maximise recycled content and reuse.

12.0 Access

12.1 The current vehicular access is to be retained and allows for off street parking for two vehicles.



13.0 Summary and Conclusion

- 13.1 This is a reasonable and legitimate proposal to construct a single storey rear extension to replace conservatory with internal alterations, providing a modest residential alteration to an existing three bed property at Sutton Road, Mepal.
- 13.2 The general layout and design of the proposed extension is illustrated on the accompanying drawing TAB1015 (04-06). The layout, orientation and siting of the extension and alterations have been derived from a number of influencing factors. Primarily the key factors determining the layout proposals are the site constraints; site orientation, potential overlooking and daylight/sunlight.
- 13.3 The proposal will provide a high standard of living with sustainability through good quality design incorporating sustainable design principles, with additional sustainable technologies and material selection. This will optimise the developments overall sustainability credentials and minimise embodied energy and maximise recycled content and reuse.
- 13.4 The scale of the proposal has been carefully considered in relation to the site's context. The scale and mass are proportionate to the site area with the resulted pattern of development being of an appropriate scale an unobtrusive to the setting and neighbouring properties.
- 13.5 The detailed design and layout of the proposed extension and alterations will seek to provide a high standard of accommodation, utilising natural light and ventilation, creating a contemporary and healthy living environment.

- 13.6 The Applicant respectfully requests that this application be granted conditional planning consent accordingly.